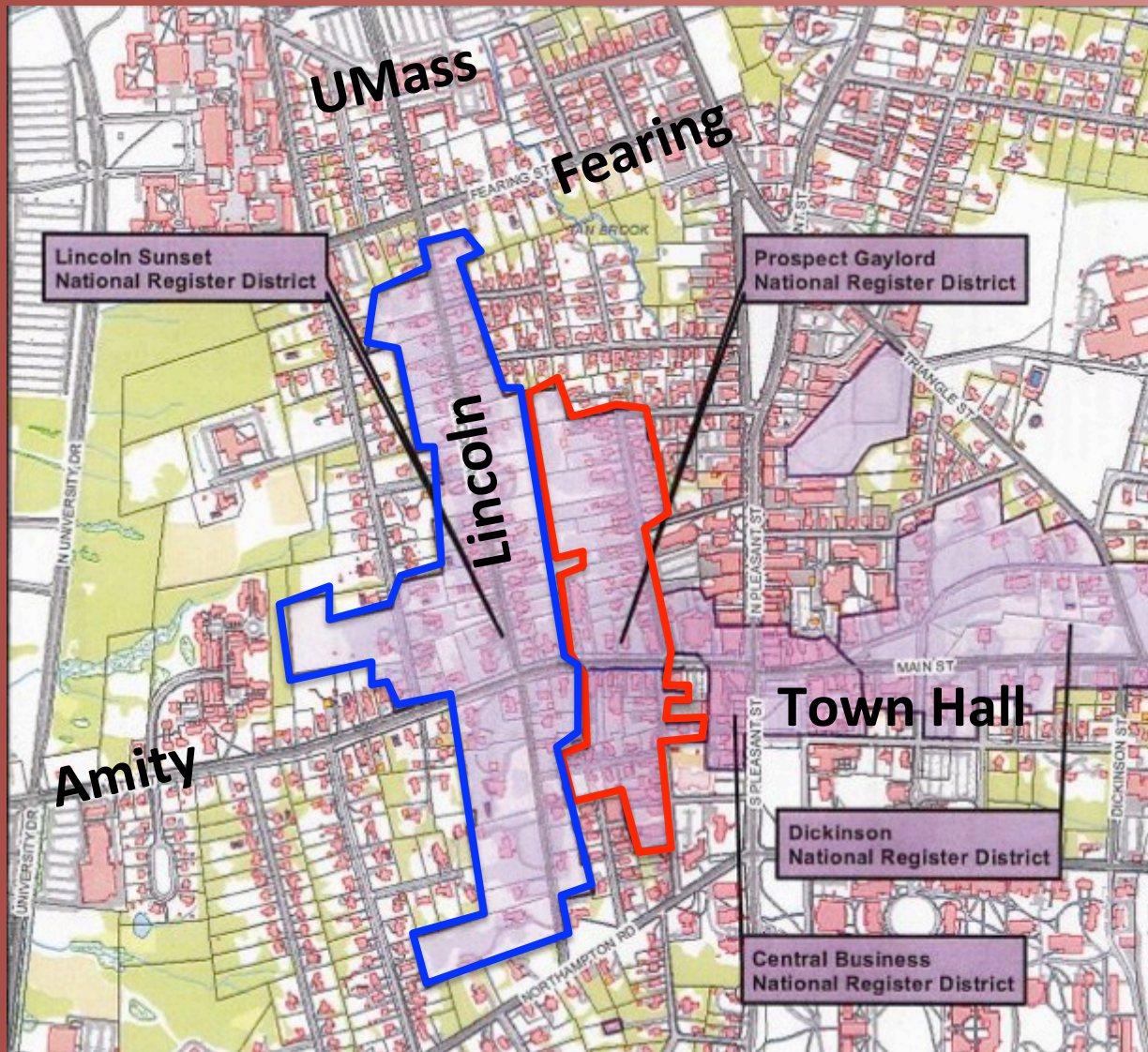


Article 25:



“That the Town amend the Amherst Local Historic District Bylaw in the General Bylaws of the Town by adding Appendix 2. North Prospect-Lincoln-Sunset Local Historic District as shown in the April 2016 report to Town Meeting and as shown on the plan labeled “North Prospect-Lincoln-Sunset Historic District”, March 2017, all as pursuant to MGL Chapter 40C.

EXISTING NATIONAL REGISTER DISTRICTS



Lincoln Sunset National Register District

Prospect Gaylord National Register District

Existing National Register District Boundaries

- National Registry **RECOGNIZES** historical treasures
- LHDs are the tool to **FURTHER DOCUMENT** and **PRESERVE** our history



243 Amity Street (“William/Solomon Boltwood House”)



154 Lincoln Avenue (“James Deuel House”)



76 Fearing Street (“Emil and Charlotte Abramson House”)



43 McClellan Street (“Moses and Anna Goodwin House”)



163 Lincoln Avenue (“Rev. W.H. Beaman House”)



77-79 North Prospect Street



11 Paige Street (“Lloyd G. Hasbrook House”)



52 North Prospect Street (“Charles and Zeruah Deuel House”)



191 Lincoln Avenue (“Freeman Dickinson House”)



32 North Prospect Street (“John L. Lovell House”)



38 Cosby Avenue



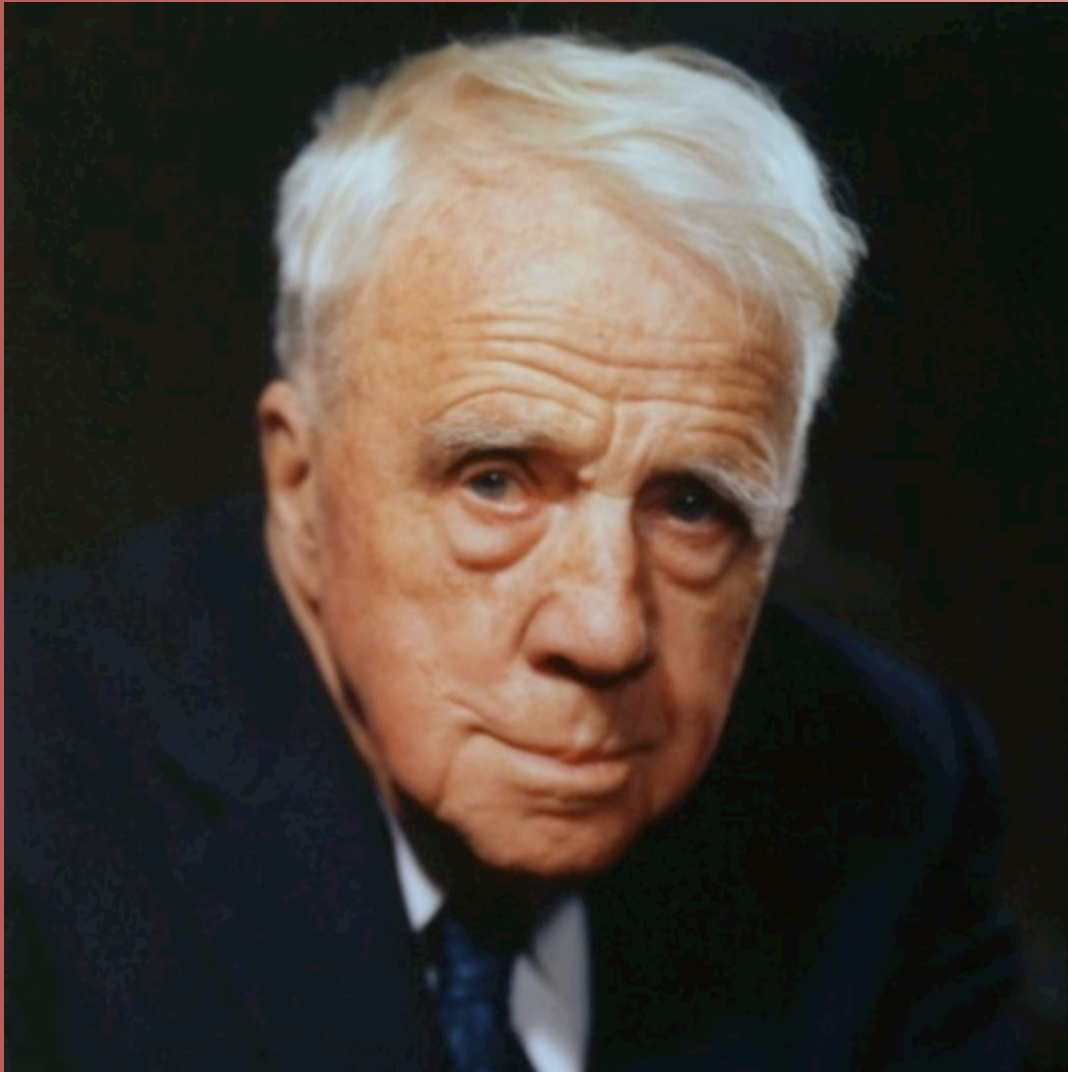
30 McClellan Street



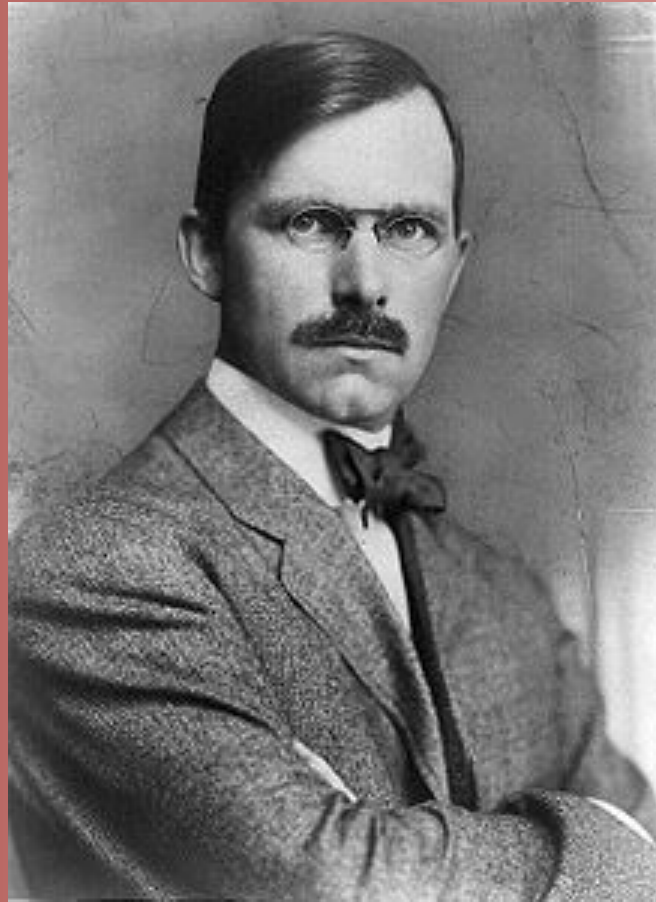
43 Sunset Avenue (“Henry H. Goodell/Robert Frost House”)



8 Sunset Avenue (“William A. Burnett House”)



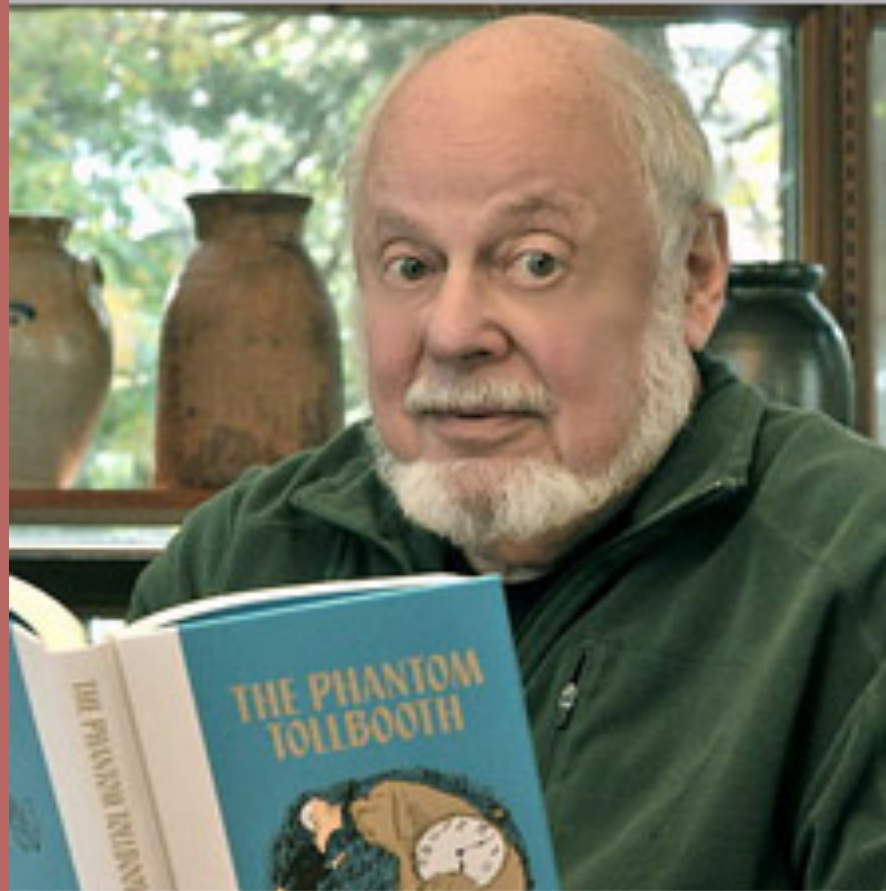
Robert Frost



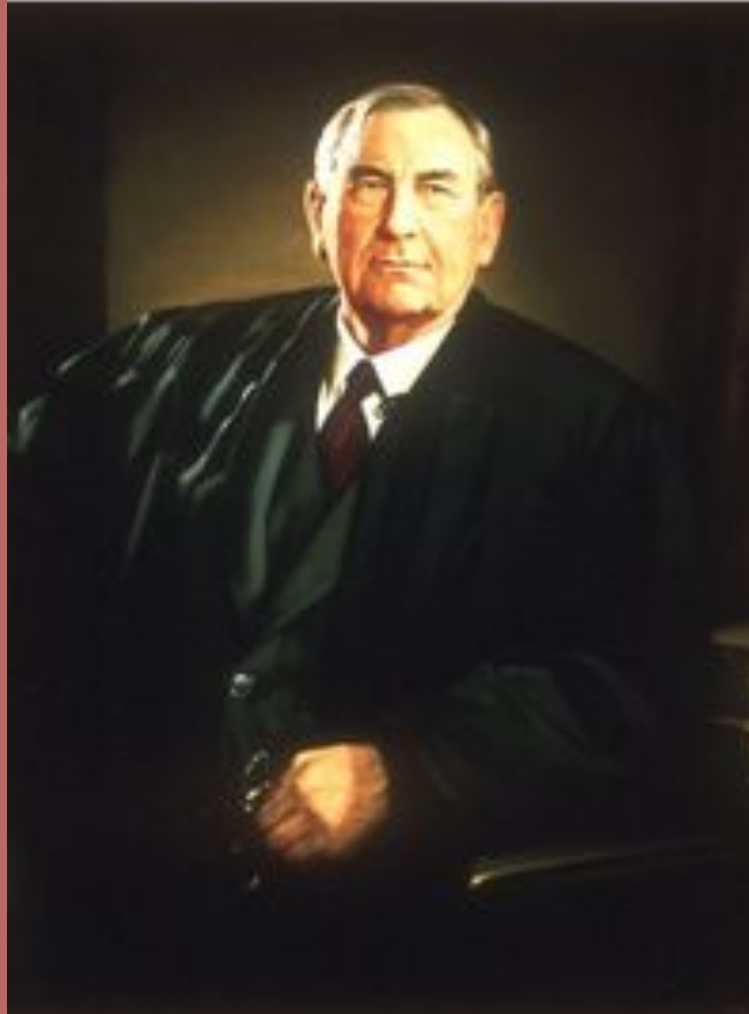
Ray Stannard Baker



Mary Heaton Vorse



Norton Juster



Harlan Fiske Stone



Eugene Field



Doris Abramson



Lucy Wilson Benson



Moses Goodwin



Laura Bias, Doris Roberts, and Edith Roberts



Mittie Hall Anderson

Example of "Form B" for 216 Lincoln Ave.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Steve Bloom/Suzannah Faling
Organization: LHOSC
Date (month/year): September 2015

Assessor's Number USGS Quad Area(s) Form Number

17A-11C-66 18k Tobey E AMH-170

Town/City: Amherst

Place (neighborhood or village):
Lincoln-Burset National Register District

Address: 216 Lincoln Avenue

Historic Name: Mary D. Beston House

Use: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: 1896-97

Source: Springfield Republican, 31 December 1897, p. 11

Style/Form: Colonial Revival

Architect/Builder: Architect: Putnam & Bayley
Builder: Allen Brothers

Exterior Material:

Foundation: not visible

Wall Trim: Wood Clapboard/ Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:
Garage

Major Alterations (with dates):

Condition: Excellent

Moved: no ☒ X ☐ yes ☐ Date:

Acres: .72 acre

Setting: Set in a residential neighborhood that encompasses many late 19th- and early 20th-century houses, this residence occupies a generous lot not far from the place where Elm Street runs into Lincoln Avenue.

INVENTORY FORM B CONTINUATION SHEET

AMHERST

216 Lincoln Avenue

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E AMH-170

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing room to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.

This large 2 1/2-story Colonial Revival house with a hipped roof is one of at least ten related structures in the Lincoln-Amity area. Common elements include a hipped roof with dormers, three-window facade, front porch and colonial details. This example has a nicely detailed Palladian-like window, modillion blocks along the eaves, and a curved bay on the north side.

With its large-scale, three-bay facade, it is one of the more elegant Colonial Revival homes in the district. A curved, two-story bay on the south corner of the house and fluted corner pilasters embellish this house and add complexity to its volume. The center entrance is similar to the entry on the George Prince House at 240 Lincoln Avenue (AMH-172). In the elliptical arch and leaded windows, a Palladian window above the entryway features fluted pilasters and unusual diamond mullions. Roofline brackets and dentils add interest to the cornice line. A porch with full-length Doric columns runs along the facade. To the rear is a small garage with a hipped roof and sliding doors.

** SELECTED TO THE NATIONAL REGISTER DISTRICT (2022/1893)**

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the roles the owners/occupants played within the community.

This was the home of the widow Mary Beston and her daughters, who operated a millinery shop in Amherst Center.

Lincoln Avenue had been divided into building lots by 1873, which were owned and sold by Stockbridge and Westcott. When they sold the parcels they occasionally included deed restrictions relating to setback, craftsmanship and valuation. After 1910 directories show an increase in the number of teachers and boarders on Lincoln, joining the merchants who were formerly the dominant group.

Documentation on this house is preserved in the Special Collections at the Jones Library in Amherst. A property survey was conducted in 1894, on file at the Registry of Deeds. In December 1896 bids were received from three contractors: Allen Brothers (\$3575), G. E. Bosworth (\$4290), and Steeves & Spear (\$4320). According to "Annual Building Review," Springfield Republican, 31 December 1897, p. 11, Allen Brothers were the builders, and the cost was \$4000. This source attributes the design to R.F. Putnam, rather than the firm Putnam & Bayley, which dissolved in 1897. Copies of the blueprints, labeled "Putnam & Bayley," are in the hands of the current owners. In 1906 Mary Beston bought new furniture, and in 1908 the house was wired for electricity.

Mary D. Beston was the widow of John Beston, Jr., an Amherst contractor and builder who died suddenly at the age of 43 on 25 February 1885. A news item in the Springfield Daily Republican of 27 February 1885, p. 5, said he "was the most enterprising master builder the town ever had." Having learned the carpenter business of Church & White, he soon began to take contracts in a small way and in time secured large ones. His first extensive job was the new Catholic church at Northampton, and he had the contract of rebuilding Walker hall after the stone-work had been finished. He built the Pratt gymnasium... Beston's funeral was held at St. Bridget's Church on March 3, and S.H. Williams was named his estate administrator on March 7.

The Beston family was living at the time at the foot of the eponymous Beston Street, off McClellan Street in Amherst. Roswell F. Putnam and John Beston, Jr., must have known each other well, since Beston was the builder of two houses Putnam designed in 1884, early in his architectural career. Putnam obviously respected Beston's skills as a carpenter and builder.

Continuation sheet 1

TOWN OF AMHERST
LOCAL HISTORIC DISTRICT STUDY COMMITTEE
FINAL STUDY REPORT
For the
PROPOSED NORTH PROSPECT-LINCOLN-SUNSET
HISTORIC DISTRICT



Mary Beston House, designed by Roswell Field Putnam, 1896-97

REVISED REPORT
APRIL, 2017

SUBMITTED TO THE MASSACHUSETTS HISTORICAL COMMISSION NOVEMBER, 2017

<https://www.amherstma.gov/1906/Lincoln-Sunset-LHD-Study-Committee>



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 20, 2016

Mr. Steve Bloom
259 Lincoln Avenue
Amherst, MA 01002

RE: Local Historic District Preliminary Study Report for North Prospect-Lincoln-Sunset Historic District

Dear Mr. Bloom:

I am pleased to inform you that the Massachusetts Historical Commission voted on December 14, 2016 to acknowledge receipt of the Preliminary Study Report for the North Prospect-Lincoln-Sunset Historic District and provide the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the town of Amherst to establish the North Prospect-Lincoln-Sunset Historic District.

The study committee should investigate protecting additional significant historic resources through a larger district or additional local historic districts in this area.

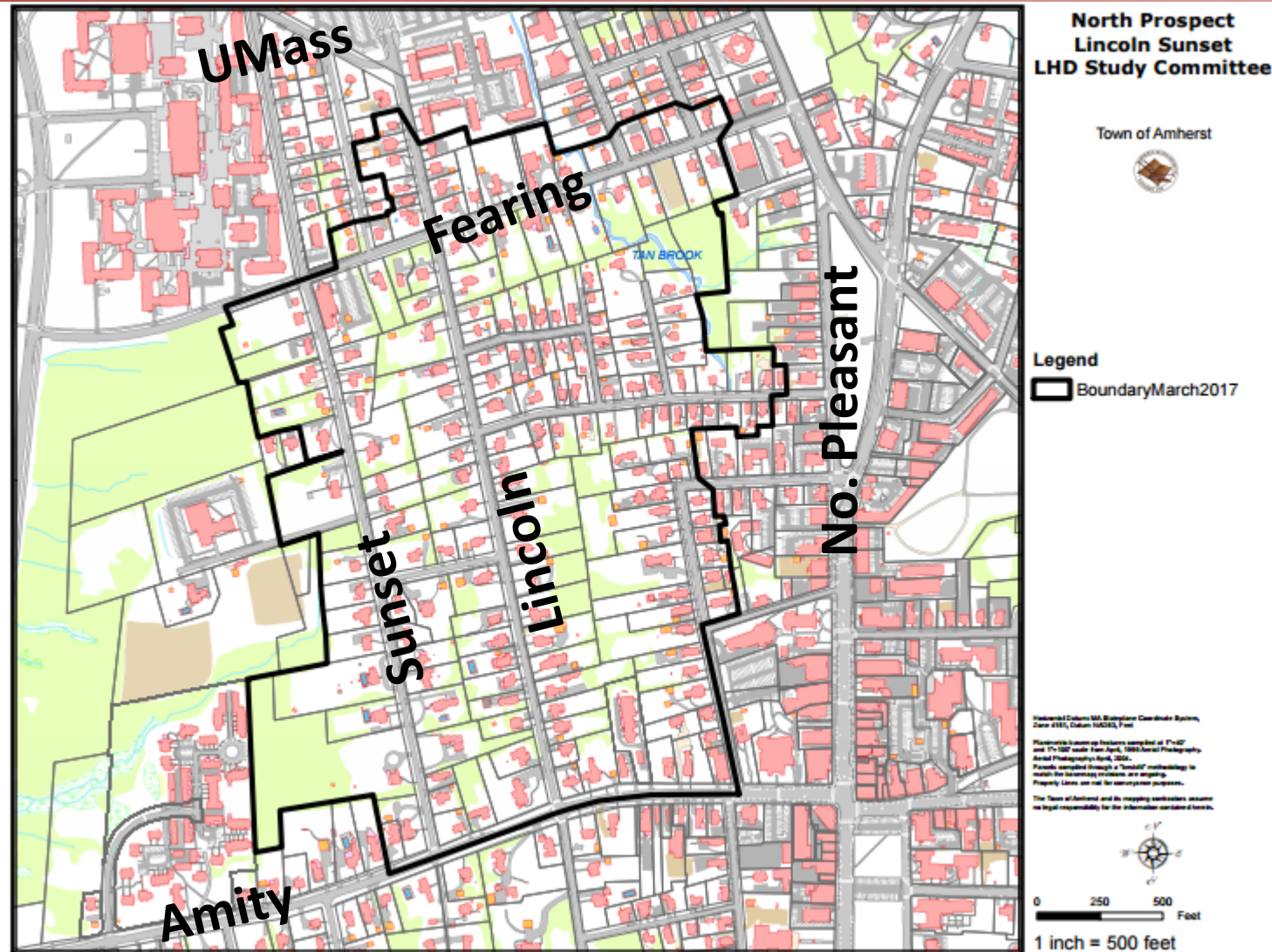
If you have any questions, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,


Christopher C. Skelly
Director of Local Government Programs

The Massachusetts Historical Commission's Guidelines for the Establishment of a Local Historic District (LHD):

- * architectural, historical, or social significance.**
- * owners should desire LHD protections**
- * contiguous boundaries**
- * historic integrity and fabric maintained.**



Final Boundaries of North Prospect-Lincoln-Sunset LHD (March, 2017)

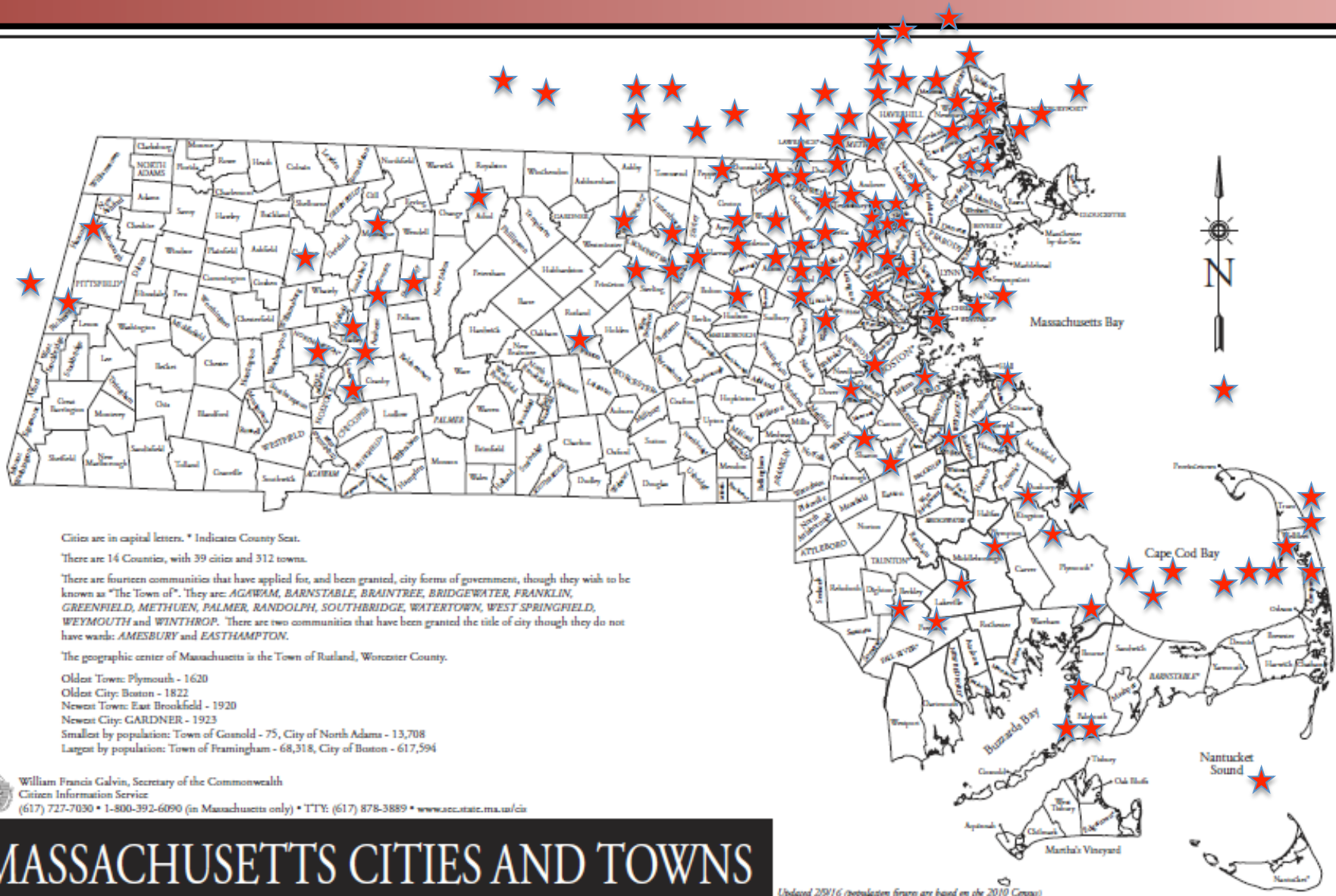
Amherst Master Plan

Ch. 6 Natural and Cultural Resources

NC.1.B- Increase historic preservation protections in Amherst's zoning regulations, in order to encourage preservation, restoration, and rehabilitation of historic and archaeological resources...

NC.1.C- Establish new local historic districts to provide enhanced protections for our most significant concentrations of historic resources...

Massachusetts Cities and Towns with Local Historic Districts



How it works:

- Changes to **exterior** architecture features **visible from a public way** reviewed by the locally appointed Historic District Commission.
- There is **no** review of **interior** features.
- Many exterior features are **exempt** from review, such as **paint color, air conditioning units, fences, storm doors, and windows.**
- Solar panels are encouraged.
- No mandate of maintenance of properties.
- Doesn't prevent new construction, development, or rental conversions.



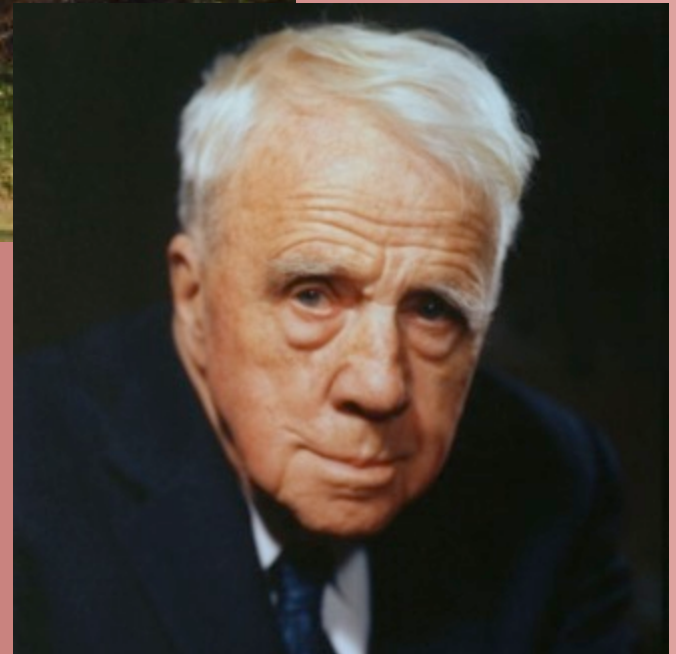
**Does NOT prevent new
construction, development, or
rental conversions.**

What an LHD Designation Provides for a Neighborhood:

- Prevents demolition of noteworthy structures without adequate review.
- Ensures that renovations and new structures are in keeping with the prevailing architectural character of the existing neighborhood.
- Encourages creative new design that is consistent in size or dimension with other buildings in the neighborhood.



**43 Sunset Avenue
Robert Frost**





**43 McClellan Street
Moses and Anna Goodwin**





**76 Fearing Street
Doris Abramson**



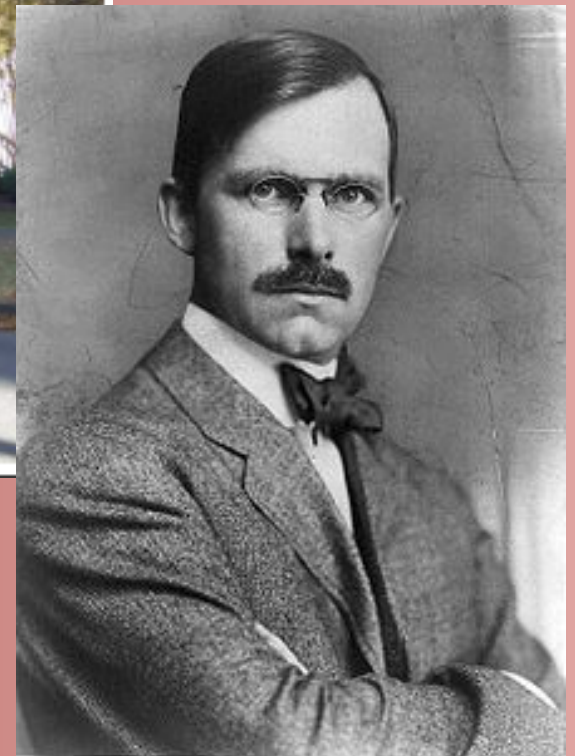


**219 Amity Street
Eugene Field
Mary Heaton Vorse**



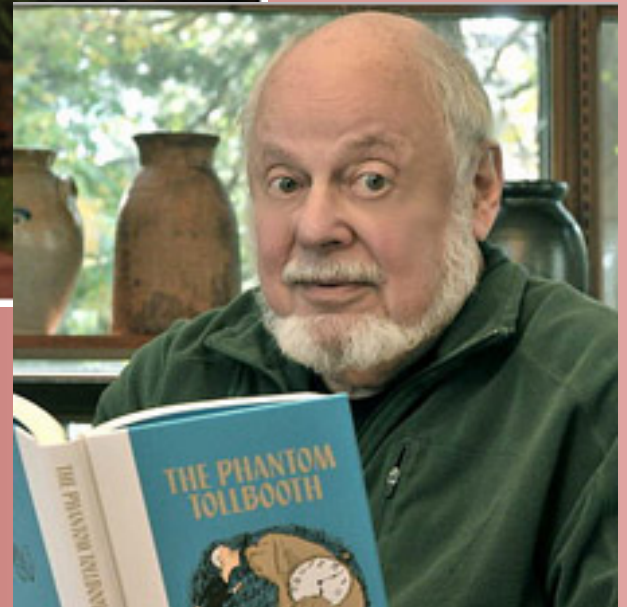


**118 Sunset Avenue
Ray Stannard Baker**





**259 Lincoln Avenue
Norton Juster**



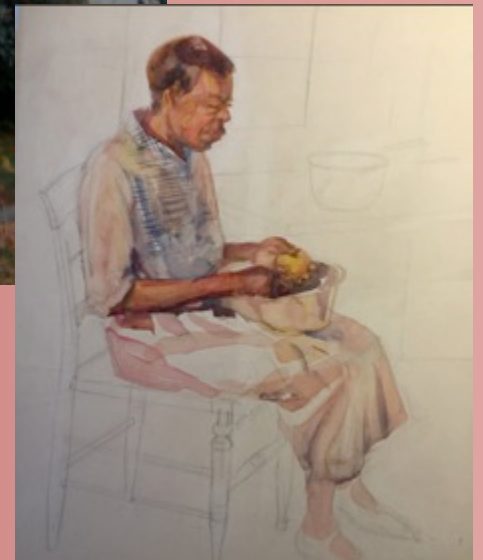


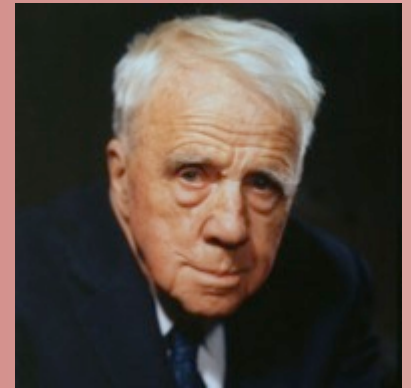
**46 Sunset Avenue
Lucy Wilson Benson**





**50 McClellan Street
Mittie Hall Anderson**

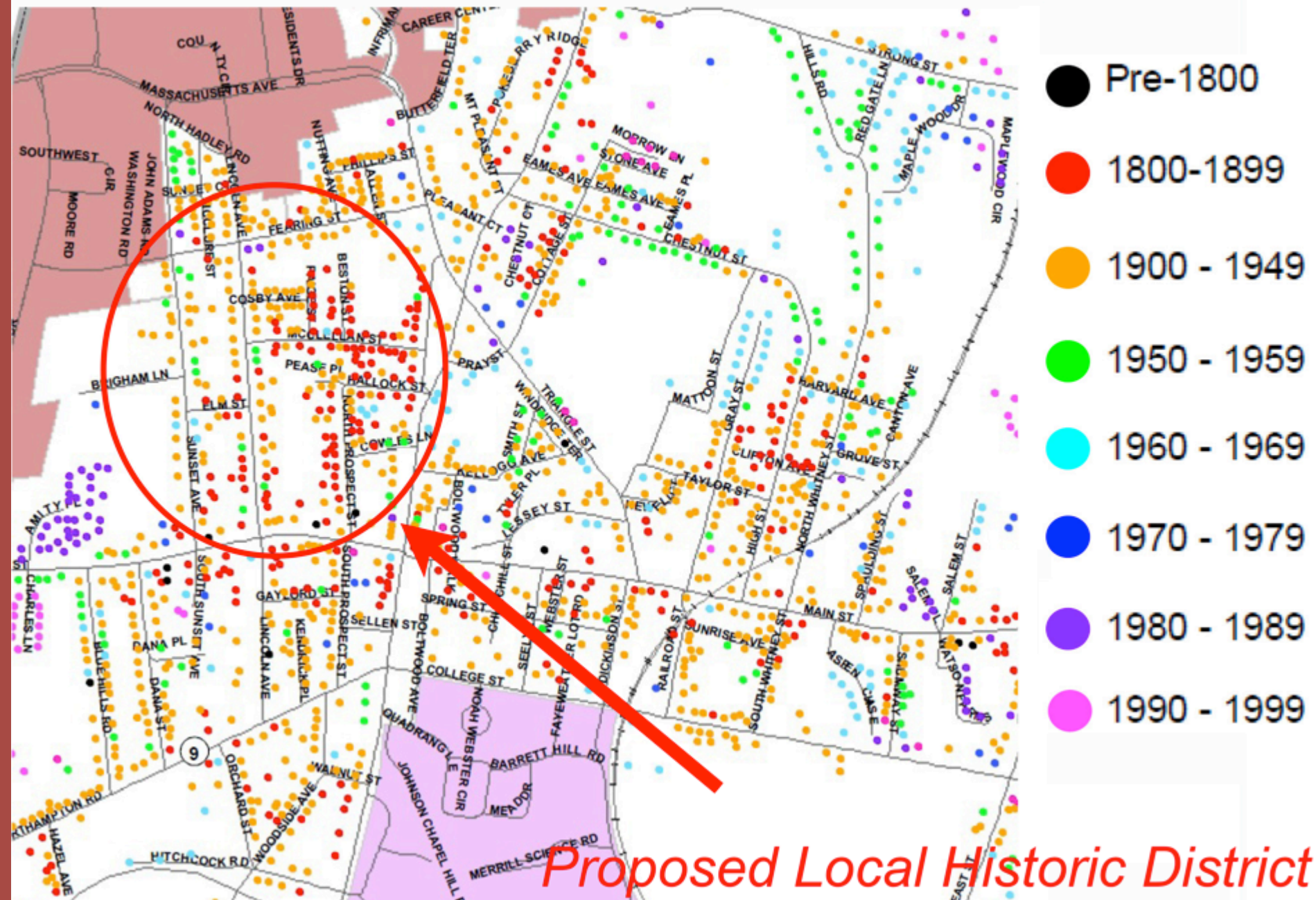




**North Prospect-Lincoln-Sunset
Local Historic District**



Historical Development in Lincoln - Sunset - North Prospect District



North Prospect-Lincoln-Sunset Local Historic District

